

**LESSEE**

LEASE NO. 48

NAME: SEATTLE FLIGHT SERVICE INC.

FIELD ADDRESS: 7043 Perimeter Road - New address  
6726 Perimeter Road F50 Site 2

CONTACT: Jack M. Conrad, President

PHONE: 763-0880

TYPE OF AGREEMENT: LEASE XX MONTH-TO-MONTH        CONCESSION AGREEMENT        OTHER       EFFECTIVE: Noon 11-1-72 <sup>TO</sup> ~~NOON~~ Noon 10-31-07 LENGTH: 35 Years

DESCRIPTION OF PROPERTY: A tract of land

USE: Fixed Base Operation

MONTHLY RENTAL: \$1,478.28

       SECURED ~~LEASE~~ DEPOSIT OF \$ 3,000.00 FOR LEASE PERFORMANCE SECURITY

SQ. FOOTAGE: 208,698.

@ SQ/FT/YR: 8 1/2

DESCRIPTION:

DESCRIPTION OF CHANGE:

EFF. DATE OF CHANGE:

UTILITIES &amp;/OR SERVICES INCL'D IN RENT: None

RENEGOTIATION: 11-1-77 and Every 5 Years

MAINTENANCE &amp; REPAIR: Lessee shall keep in good and sanitary order and repair

AMENDMENT: Construction shall be completed by 3-1-75

ASSIGNMENT: To Techbuilt Corporation (for construction purposes)

SUBLEASES: Techbuilt Corporation to Jack Conrad

CANCELLATION: King County may cancel upon 6 months' written notice if the premises are required for the improvement or development of King County Airport

SPECIAL PROVISIONS/ MISC. INFO: Lessee shall construct a building or buildings for a public lounge and restroom facility, aircraft fueling and service facilities, administrative offices and operations space.  
Improvements to become property of King County at lease termination, or King County may opt to require removal of improvements by Lessee.